

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

TUESDAY, MARCH 15, 2016

Location: Community Safety Building, Second Floor

Present: John Cole, Chairman
Allen Reedy
Ruthy Bennett
Bill Hayner
Brett Lambert
John Maher
Bob Jefferson
Diane Johnson

Guests: Eric Ammondson
Brian DeFelippis
Julie Flaherty
Maureen O'Sullivan
Mike Foley
Rico Collangeli
Scot Woodin
Lee Rich

Absent: Adam Chapdelaine

Chairman Cole called the meeting to order at 7:00 PM.

COMMUNITY SAFETY BUILDING

Items discussed:

1. Project Tour.

Prior to the meeting, a brief tour of the project was led by Rico Collangeli and Mike Foley of E. A. Collangeli.

2. Schedule.

Brian noted that EAC is working towards a Phase 1 completion and occupancy by the last week of April. Furniture delivery is scheduled for mid-April. EAC expects final project completion in September.

3. Project Budget Review.

Brian presented the following Change Order Proposals for review and approval:

COP 101, \$374.00

COP 103, \$816.00
COP 104, \$954.00
COP 107, \$864.00
COP 110, \$4,272.00
COP 113, \$6,775.00
COP 114, \$2,545.00
COP 115, \$480.00
COP 121, \$2,939.00
COP 127, \$14,819.00

Total COP's presented for approval, \$34,838.00

There was extensive discussion about COP 110 to replace the doors to the Community Room. The existing pair of doors are provided with accessible hardware but due to the limitations on opening, they did not meet clear opening requirements by 1" in width. Ruthy Bennett felt strongly that this should have been brought to the Committee's attention as an error by the architect. There was extensive discussion about COP 121, the replacement of the window in the Booking Room. Eric explained that although the window as installed provided the security requested by the APD, they were not happy with the visibility of prisoners due to the pass through frame and depth of the unit. The unit shipped as a 12" deep frame rather than the required 4" depth and the wall depth increased from 8" to 12". R. Bennett felt strongly that the Town should not pay for this change order because the right product was not received. Eric noted that the decision was made to replace it due to a request from the APD and because the DPH cannot inspect the detention area for occupancy until this window is in place. There was extensive discussion led by R. Bennett regarding COP 127, providing slotted steel framing in the Firing Range in order to install the firing range equipment. R. Bennett felt this should have been included in the design documents. Eric noted that quote and final drawings from Action Target were not received until mid-December. R. Bennett felt the presentation of the change order proposals was disrespectful and more notice should have been given for potential change orders.

Upon a motion by Bennett, seconded by Jefferson, the Committee unanimously approved all of the COPs as presented.

4. Pay Requisition.

Upon a motion by Maher, seconded by Jefferson, the Committee unanimously approved Application for Payment #8 in the amount of \$371,351.09. The application was signed by Chairman Cole.

5. Commissioning.

Brian noted that ERU-1, 2 and 3 were started by the contractor but that commissioning will largely occur during Phase 2. Brian will attend a commissioning meeting on site on March 17, 2016.

6. Maintenance Garage OH Doors.

It was unanimously agreed to fund a maintenance project for up to \$2,500 for Chief Jefferson to repair and modify both overhead doors which will also increase the clear overhead height of the

large door from 11'-2" to 11'-9" and will accommodate a new ladder truck being purchased by the Town.

7. Maintenance Garage Painting.

It was unanimously agreed to provide paint for repainting the interior of the garage to be performed by Town summer employees.

STRATTON SCHOOL

Lambert and Bennett were requested to put together a RFP for a Commissioning Agent for the Stratton School project. Scot Woodin reviewed the subbidders and the general bidders for the project, and it appears that the low bid is approximately \$1.1 million under budget. The Chairman asked that a line matter be included for moving expenses. It was also agreed to increase the contingency to 10% and to raise the Owner's contingency to \$200,000. \$50,000 was added for parking.

Upon a motion by Jefferson, seconded by Hayner, the low bid from G&R Construction was accepted with alternates approved 1 through 5. A supplemental fee for the architect in the amount of \$7,744 was approved. PSS 2 was unanimously approved for the hazardous materials survey as was PSS 3 for \$16,693. Upon a motion by Jefferson, seconded by Hayner a deduction in the amount of \$193,622 was unanimously approved for the modular classrooms as a result of a reconfiguration on site.

The responses to the RFP for an Owner's Project Manager were reviewed. Interviews were conducted with NV-5, PMA, and Dore & Whittier. Bennett and Lambert stated that NV-5 was the most qualified candidate and same was approved upon a motion by Maher, seconded by Hayner, subject to successful negotiation of a contract.

HOUSEKEEPING

The January 12 minutes were unanimously approved upon a motion by Jefferson, seconded by Hayner, and the March 1st minutes were unanimously approved on a motion by Jefferson, seconded by Hayner with the correction that Diane Johnson was present at the meeting.

Invoices:

The following invoices were approved unanimously:

1. From PMA on the CSB for February in the amount of \$18,195.20 upon a motion by Maher, seconded by Hayner;
2. An invoice from Ammondson for work on the CSB for February in the amount of \$12,522.57 upon a motion by Hayner, seconded by Maher;
3. Arlington Housing Authority for the Central Fire Station card installation in the amount of \$1,578.81 (Jefferson, Hayner).
4. ISP, Commissioning Agent, for the CSB in the amount of \$600 (Maher, Hayner).
5. DRA for a land survey in the amount of \$715 (Hayner, Maher); and

6. DRA for February for 100% of contract documents in the amount of \$71,100 (Reedy, Hayner).

Whereupon a motion was made by Maher, seconded by Hayner, to adjourn and it was unanimously voted at 9:40 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem